

Embden Planning Board – July 13, 2023

Members present were Chairman Leo Mayo, Ann Bridges, Myles Durkin, Kelly Bragg and alternate Randy Caldwell. Also present were CEO Terri Lamontagne, Christine Demchak, Sue and George Arab, Lori Knowlton, Darren Richards and Beth Agren. The Chairman asked Randy Caldwell to sit in place of Bill Gassert.

The minutes of the June, 2023 meeting were accepted as presented.

Correspondence will be taken up after the agenda has been finished.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2899	Darren Richards	To construct 24' x 24' one story bunkhouse 25' high on concrete slab with 8' x 24' porch on the west side of structure; site review completed 06/07/23; 24 Parkway Drive; Tax Map 16, Lot 27	TBI	\$25.00	230997-1
2900	Beth Agren	To rehabilitate existing porch to measure 4' x 31' on lake side and 8' x 10' on the east side of structure; site review completed 06/23; 1256 East Shore Road; Tax Map 14, Lot 9		\$25.00	231133-1
2901	George Arab	To construct 12' x 16' one story accessory building; 260'+ HWM; site review completed 07-11-23; 174 Forest Drive; Tax Map 10, Lot 0115-007		\$25.00	231199-1

Before the next application was represented to the Board, the CEO requested permission to speak to the Board. The CEO asked the Planning Board to take over all applications for building permit that involve any subdivision whether within the shoreland zone or rural. All were in agreement.

Next on the agenda was an application from Randall Varney (11 Cherry Drive; Tax Map 27, Lot 38; site review completed 07/12/23; TR#231064-1 - \$25.00) to construct a 16' x 25' two story garage. In reviewing the application and attachments it was noted that there was no subsurface waste water disposal system permit and there was no letter from the Embden Pond Sportsmans Club Homeowners Association. A motion was made by MD and seconded by RC to table any further action until the Board has received an SSWD permit and letter from the homeowners' association. All were in favor.

An application was received from Steven Meyerhans (16 Parkway Drive; site review completed 07/12/23; Tax Map 016, Lot 024; TR#231105-1 - \$25.00) to rehabilitate the 27' and 26 ½' two story dwelling 50' HWM. In reviewing the material submitted with the application with a list of proposed changes including new windows, roof, sills, etc., the Board determined that in order to act on the application they would need more detailed information relating to the work to be done. A motion was made by AB and seconded by MD to table any further action on the application until the Board receives more detailed

information relating to the work to be done including size of windows, roof lines, etc. along with a DEP permit by rule. All were in favor.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2902	Mary Miller	To rehabilitate existing 12' x 32' deck on posts; 135' HWM; site review completed 07-08-23; 2109 Embden Pond Road; Tax Map 27, Lot 10		\$25.00	
2903	Anne Daly	After the Fact – to construct 280 sq. ft. deck on posts attached to existing deck on north side; site review completed 05-23-23; 1356 East Shore Road; Tax Map 013, lot 004		\$25.00 \$1,500.00 penalty	230983-1

The CEO advised the Board and Aaron and Tracy Knapp have withdrawn their application to revamp their permanent dock.

The Chairman turned the meeting over to the Vice Chairman for the next application.

Next on the agenda David Parmigiane (1867 Embden Pond Road; Tax Map 026, lot 014; site review completed 07/13/23; TR#231295-1 - \$25.00) to emplace 25' x 37' 1 ½ story structure 20' high on full foundation and to replace existing 35' x 4' and 10' x 10' decks on posts – 11' HWM; to change direction of roof pitch; to enclose 7'10" x 7' section on the rear of the structure; and to replace 8 windows. A great deal of discussion followed concerning placing the structure on a full foundation 11' high water mark. The ESZO states that any new foundation must be placed such that the setback requirement is met to the greatest practical extent. There is sufficient land for the structure to be moved back; trees would need to be cut; and septic tank moved. The CEO indicated that it could be moved back at least 50'.

A motion was made by AB and seconded by RC to grant David Parmigiane a permit to replace existing 35' x 4' and 10' x 10' decks on posts – 11' HWM; to change direction of roof pitch; to enclose 7'10" x 7' section on the rear of the structure; and to replace 8 windows, soil erosion to be emplace prior to any construction and to be inspected by CEO and DEP permit by rule is required. All were opposed. Section 12 C (2) was cited. A letter of denial will be prepared for signature by the Vice Chairman.

Due to the late hour and several matters remaining on the agenda it was voted to continue the meeting to July 20, 2023 at 7 p.m.

Present at the continuation meeting held on July 20, 2023 were Leo Mayo, Ann Bridges, Myles Durkin, Kelly Bragg and alternate Randy Caldwell. Also present was Terri Lamontagne. The chairman asked RC to sit in place of Bill Gassert. The meeting was opened by the Chairman at 7:30 p.m.

The secretary read an email from Ken Lexier, Embden's town attorney concerning someone with back land and no water frontage wanting to purchase a shorefront lot for the sole purpose of accessing the water via a dock. He stated there is nothing to prevent that nor should there be. They still must comply with the ordinance that no more than one dock unless the shore frontage is twice the minimum frontage. A copy of the email is attached to these minutes for reference.

Mr. Lexier also recommended that the ESZO be amended to define "large dock systems".

The board also discussed the definition of a carport.

The CEO reported that there were several campers which had been placed within the shoreland zone that did not have permits and also several on Hancock Pond needed to be moved back to the 100-foot mark. The discussion was that she will send letters to the landowners that they will need permits and to be moved back beginning in 2024.

After permission from the Chairman, the secretary reported that a draft of the Solar Array Ordinance had been forwarded to the attorney for comments and/or changes and will report back to the Board as soon as she hears from him.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 7:53 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary